

04/07/2014

## WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICALITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Marlene E. Ott 4/8/14  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY PLANNING COMMISSION

## WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 3A IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

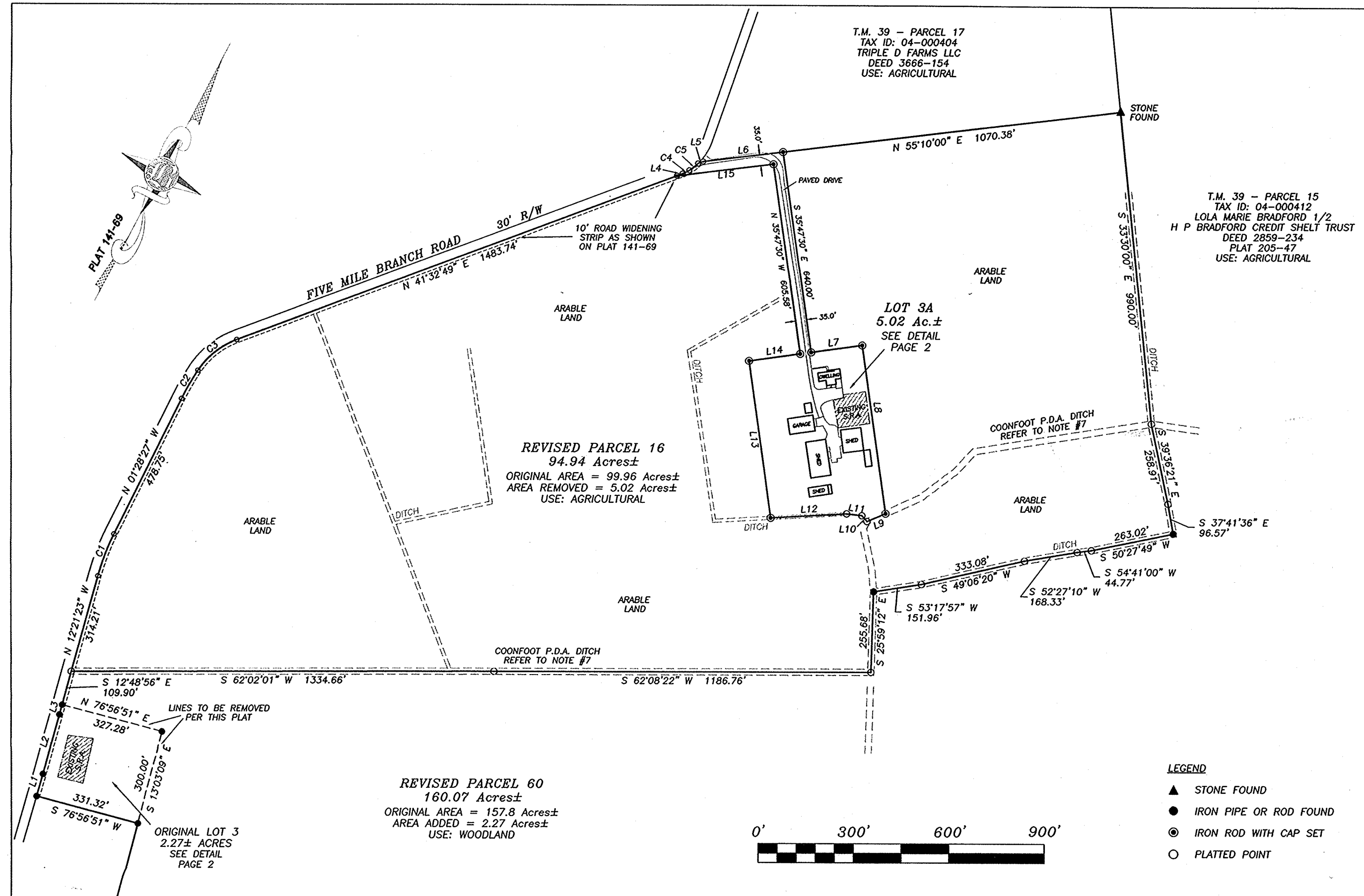
REVISED PARCEL 60 IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATION. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Robert D. Leis 3-31-14  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

## WORCESTER COUNTY FOREST CONSERVATION NOTE:

LOT 3A IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1, A-2 OR RP ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 29, 1994. IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING, OR GRADING OF A FOREST, AND IT IS NOT A RE-SUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

REVISED PARCEL 16 & REVISED PARCEL 60 IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.



## OWNER &amp; SURVEYOR CERTIFICATION

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10-FOOT-WIDE-STRIP ACROSS THE FRONT OF LOT 3A AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE ROAD WIDENING OF FIVE MILE BRANCH ROAD. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-108, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Louis T. Bradford 3/25/14  
LOUIS T. BRADFORD DATE

Jane P. Bradford 3/25/14  
JANE P. BRADFORD DATE

Lee E. Bradford 3-25-14  
LEE EDWARD BRADFORD DATE

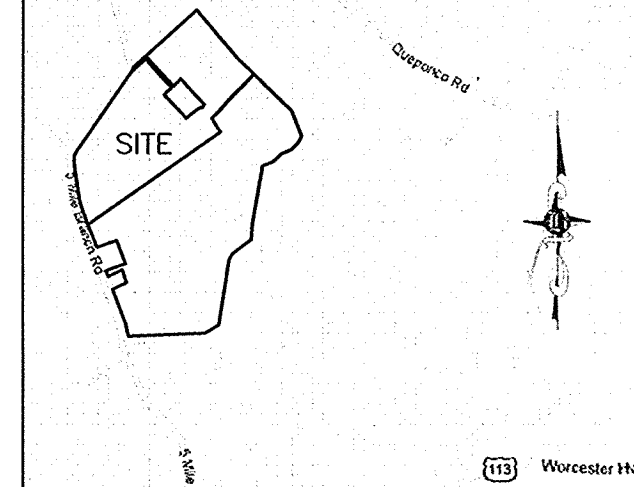
Betty Groton 3/27/14  
BETTY GROTON DATE

Susan B. Age 3-27-14  
SUSAN B. AGE DATE

COARD D. BOUNDS, PROF. LAND SURVEYOR  
MD. 21516 LICENSE EXPIRES JULY 15, 2015

LINE	BEARING	DISTANCE
L1	N 11°45'41" W	73.08'
L2	N 12°23'30" W	195.25'
L3	N 12°47'54" W	31.70'
L4	N 41°32'49" E	18.87'
L5	N 41°10'00" E	17.16'
L6	N 55°10'00" E	252.92'
L7	N 54°12'30" E	162.79'
L8	S 35°47'30" E	536.53'
L9	S 39°01'26" W	63.43'
L10	N 69°10'58" W	24.37'
L11	S 69°54'24" W	48.65'
L12	S 59°01'23" W	239.14'
L13	N 35°47'30" W	500.39'
L14	N 54°12'30" E	162.19'
L15	S 55°10'00" W	305.93'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	747.62'	142.00'	141.79'	N 06°54'54" W	10°52'57"
C2	805.58'	102.69'	102.62'	N 02°10'40" E	07°18'13"
C3	234.13'	158.42'	155.37'	N 23°41'17" E	35°43'02"
C4	112.14'	23.96'	23.91'	N 35°25'34" E	12°14'31"
C5	178.96'	35.12'	35.06'	N 23°40'59" E	11°14'38"

VICINITY MAP  
1" = 3000' ±

## GENERAL NOTES

## 1. PROPERTY / OWNER INFORMATION:

TAX MAP NO. 39 - PARCEL NO. 16  
TAX ID: 04-000420

LOUIS T. & JANE P. BRADFORD  
MAILING ADDRESS: 7454 FIVE MILE BRANCH ROAD  
NEWARK, MARYLAND 21841

DEED ON RECORD: 2476-424  
REFERENCE PLAT: 141-69

TAX MAP NO. 48 - PARCEL NO. 52 - LOT 3  
TAX ID: 04-011007

LEE EDWARD BRADFORD  
MAILING ADDRESS: 6270 FIVE MILE BRANCH ROAD  
NEWARK, MARYLAND 21841

DEED ON RECORD: 5290-159  
REFERENCE PLAT: 231-35

TAX MAP NO. 48 - PARCEL 60  
TAX ID: 04-006798

BETTY GROTON & LOUIS T. BRADFORD & SUSAN  
B. AGE CO TRUSTEES 1/2  
MAILING ADDRESS: 213 COULBOURNE LANE  
SNOW HILL, MARYLAND 21863

DEED ON RECORD: 2173-592  
REFERENCE PLAT: 198-47, 231-35

2. NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

3. ZONED: A-1 AGRICULTURAL  
SETBACKS: FRONT = 35' or 60' from Centerline of Road  
SIDE = 20'  
REAR = 50'

4. THIS PROPERTY LIES BEYOND THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.

5. COORDINATE INFORMATION SHOWN HEREON IS BASED WITHIN AN ASSUMED DATUM.

6. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 D100 B, DATED JUNE 15, 1993, THIS PARCEL IS LOCATED WITHIN ZONE C.

7. THIS PROPERTY IS LOCATED WITHIN THE COONFOOT PUBLIC DRAINAGE ASSOCIATION (PDA), AND AFFECT A 20' MAINTENANCE EASEMENT, MEASURED FROM THE TOP OF BANK ON BOTH SIDES OF DITCH.

8. OTHER THAN SHOWN, THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINES.

9. THE PURPOSE OF THIS PLAT IS TO RELOCATE THE BOUNDARY LINES OF PARCEL 52 (LOT 3), CREATING LOT 3A AS SHOWN HEREON WITH AN AREA OF 5.02 ACRES, AND REVERSING THE AREA OF PARCEL 16 TO 94.94 ACRES. BY CREATING LOT 3A, THIS DELETES THE LINES OF LOT 3, AND REVERSES THE AREA OF PARCEL 60 TO 160.07 ACRES.

## RESUBDIVISION

OF THE LANDS OF

LOUIS T. & JANE P. BRADFORD  
LEE EDWARD BRADFORD  
SUSAN B. AGE & BETTY M. GROTON

7454 FIVE MILE BRANCH ROAD - NEWARK, MD. 21841  
TAX MAP 39 & 48, BETWEEN PARCEL 16, PARCEL 60 & PARCEL 52 (LOT 3)  
WORCESTER COUNTY, MD. - TAX DISTRICT 04

REVISED: FEBRUARY 02, 2014 PER WOR. CO. REVIEW

DRAWN: DECEMBER 18, 2013

SCALE: 1" = 300'

SURVEYED: DECEMBER 17, 2013

JOB: 168

SHEET: 1 OF 2



P.2004346

MSA S1257-8795-1